

**REGULAR MEETING
PROVINCETOWN HOUSING AUTHORITY
Wednesday, May 26, 2010**

A regular meeting of the Provincetown Housing Authority was called to order by C. Andrews, Chair, on Wednesday, May 26, 2010 at 5:15 pm in the Maushope Common Room at 44 Harry Kemp Way.

Provincetown Housing Authority Board of Commissioners:

PRESENT:

C. Andrews, Chair; M. Perdue, Vice Chair; N. Jacobsen, N. Taylor

ABSENT:

C. Brouillet, excused.

OTHERS PRESENT:

Patrick J. Manning, Executive Director, Recording Secretary

PUBLIC STATEMENTS:

None.

COMMISSIONERS STATEMENTS:

None.

APPROVAL OF MINUTES:

C. Andrews asked if a response from the BOS or TM regarding the e-mail sent from PHA Chair C. Andrews regarding the PHA concern about the laundry facilities to be offered at 90 Shank painter Road. No response received.

N. Jacobsen motioned to approve the minutes of February 24, 2010.

N. Jacobsen seconded.

VOTED: 4-0-0

FINANCIAL REPORT:

E.D. reports that PHA is still doing okay with good balances. Contract cost running high but will be lowered once the cost for 33 Court Street categorized under a MOD account. DHCD will be implementing "Formula Funding" which will designate a set amount of funds for Capital Improvements at all Housing Authorities. PHA will be able to access these funds for unit turnovers and other costly projects.

C. Andrews informed Board members that the State has announced cutting MassHealth, a program for low and very low-income households and warns that if the State finds it necessary to cut MassHealth that Housing Authority budgets may be cut.

N. Taylor motioned to approve the April 30, 2010 Financial Report.

M. Perdue seconded.

VOTED: 4-0-0

DIRECTOR'S REPORT:

I. DHCD

A. Toilet replacement contract: The toilet replacement contract for Maushope has been postponed to FY2011, July 1, 2010

II. Maushope:

A. Mediation: Cape Mediation has recommended a facilitated meeting and not mediation regarding the issue of smoking at Maushope. They recommend 3 hours at \$150. per hour. ED reported a request was made to the Tenant Association to fund half the cost and the TA will address the issue at their scheduled June 5 meeting. The Board agreed that if the TA does not fund half then the Board would fund the total amount if a majority of the tenants agreed to attend the 3 hour facilitated meeting.

B. Vacancies: ED reports a second internal move was approved and completed this month. Maintenance is working to ready the 4 vacancies. The vacancies have been offered to applicants on the wait list in accordance with DHCD regulations and 3 individuals have accepted the units offer.

C. Census: 20 of 24.

III. Family Housing:

A. 33 Court St. it has been necessary to pull PHA maintenance person from Court Street to address the vacancies at Maushope.

B. Census: - 8 of 9.

IV. Foley House:

A. Audit: Orleans HA is in need of an audit for their HUD project and PHA will join with Orleans HA to negotiate a lower cost for the audit.

B. The eviction is with the attorney and moving forward

C. ED reported that 2 internal moves were done at Foley House that required time from PHA maintenance

D. Census: 9 of 10.

V. Other:

A. E.D. Contract: on hold.

B. State & Barnstable County Retirement: on hold.

OLD BUSINESS:

- A. **90 Shank Painter Road** – no mtg held.
CHC-PHA rep. M. Perdue reports no acknowledgement/response regarding C. Andrews email sent to the BOS & TM regarding washers & dryers.
- B. **951R Commercial Street** - No report.
- B. **Community Preservation Committee** – PHA rep N. Jacobsen’s term ends May 30, 2010. Board discussed re-appointing N. Jacobsen. N. Jacobsen agreed to accept re-appointment
M. Perdue motioned to appoint Nancy Jacobsen as the PHA representative on the CPC for the next full term defined by Town Clerk, N. Taylor seconded
VOTED:4-0-0
ED to inform Town Clerk of vote to re-appoint Nancy Jacobsen to represent the PHA on the CPC
- D. **Community Housing Council** – Inter Faith Council attend to request funds from the AHTF. The meeting was not called to order for lack of a quorum.

NEW BUSINESS:

- A. **47 Harry Kemp** –ED mtg with engineer identified that development would have a high cost due to the need for retaining walls and fill. ED will have additional mtg with engineer. Engineer has requested site plan for Maushope septic system.

APPROVAL OF VOUCHERS:

- M. Perdue motioned to approve the vouchers.
- N. Taylor seconded.

VOTED: 4-0-0

CLOSING STATEMENTS:

- N. Taylor informed the Board that he appreciates being on the PHA Board and the support of other Board members as well as being an Elected Official.

There being no further business, N. Jacobsen motioned to adjourn at 6:10 pm.

Respectfully submitted,

Patrick J. Manning
Recording Secretary